Department of Toxic Substances Control

Preventing environmental damage from hazardous waste, and restoring contaminated sites for all Californians.

State of California

California Environmental Protection Agency

Fact Sheet, April 2006

The Giampolini Site Proposed Cleanup Plan Is Available for Public Review

The Department of Toxic Substances Control (DTSC) is proposing a cleanup plan for a 1.8 acre parcel of land known as the Giampolini Site (Site). During a recent investigation, contamination was found in the ground water and soil at the Site. Cleanup of the property will allow for possible redevelopment into residential property. The Site is located at 2847 Peralta Street, Oakland, California. (See Site map on page 2.)

The DTSC is a part of the California Environmental Protection Agency. One important function of DTSC is to oversee soil and groundwater investigations to identify the presence of contamination and, if found, we recommend that the property be cleaned up. The Giampolini Site is being cleaned up under DTSC's oversight using the California Land Reuse and Revitalization Act of 2004. This act promotes the cleanup and redevelopment of blighted contaminated properties and ensures that the property is ready for reuse.

The proposed Giampolini Site Cleanup Plan describes in detail the investigation and proposed remedial activities for the Site. DTSC encourages you to review the proposed Cleanup Plan and other site-related documents, available at the information repositories listed on page 4.

This fact sheet provides you with a summary of the proposed cleanup, Site history, contamination found, and opportunities for public involvement. If you have questions about this Site, please contact Ms. Janet Naito, DTSC Project Manager, at (510) 540-3833 or by e-mail at jnaito@dtsc.ca.gov.

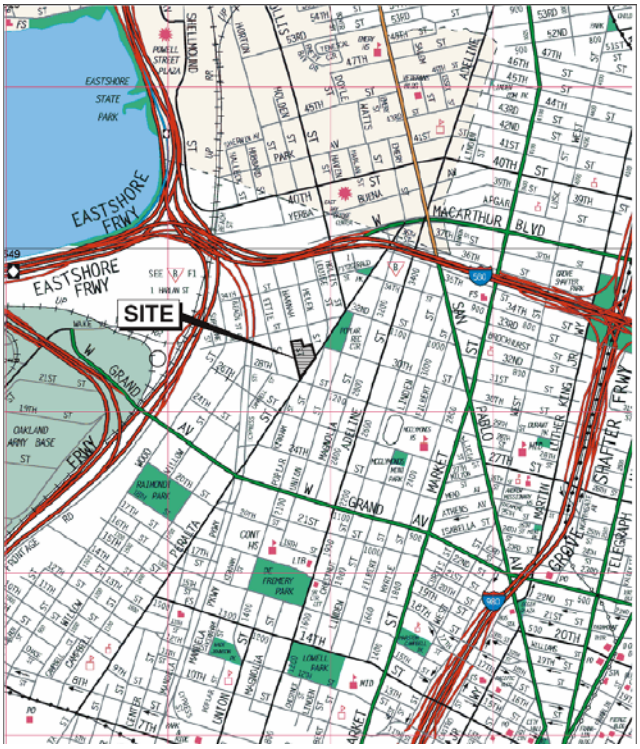
Public Comment Period
April 20, 2006 to May 19, 2006

We encourage you to review and comment on the proposed Giampolini Site Cleanup Plan. DTSC is holding a 30-day public comment period beginning April 20, 2006 and ending May 19, 2006. Please mail written comments to Janet Naito, DTSC Project Manager, 700 Heinz Avenue, Berkeley, California, 94710. All comments must be postmarked by May 19, 2006. All e-mailed comments should be sent to jnaito@dtsc.ca.gov no later than 5:00 pm. on May 19, 2006.

For information about public participation and community involvement, please contact Nancy Cook, DTSC Public Participation Specialist, 700 Heinz Avenue, Berkeley, CA 94710, at (510) 540-3923 or by e-mail at ncook@dtsc.ca.gov. A public meeting will be considered if a written request identifying the issues to be raised is made to Nancy Cook by May 19, 2006.

Site Location

The Site is located in Oakland, California on approximately 1.8 acres of property. It is bordered by Hannah Street on the west; Peralta Street to the south, and Helen Street to the east. Residential and industrial properties border the site to the north.



Site Location Map

Site History

The Site was used for residential property in the early 1900s. A paint facility operated on the south half of the site from 1939 until the mid-1960s. During this time period, a reinforcing steel (rebar) bending and storage facility operated in the covered storage building on the northwest side of the Site. An auto dismantler operated on the site from the 1980s until 2000. The Site is currently occupied by Giampolini Group, a painting contractor.

Soil and Groundwater Investigations

Investigations were performed at the Site between 1999 and 2006. Samples of soil, soil gas and groundwater were collected and analyzed. Based upon the data collected, mineral spirits, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), benzene, and lead were found in the soil. Mineral spirits and benzene were also detected in groundwater above drinking water standards.

Soil Investigation

Lead: The lead detected is believed to be associated with the historic manufacture and use of lead-based paint at this Site. Lead was found in surface soil near the vacant residential house on the northeast corner and in the former paint storage area in the center of the Site at levels up to 1,100 parts per million (ppm). This is above the residential cleanup goal of 244 ppm.

Mineral Spirits: Mineral spirits are believed to be associated with the historic paint manufacturing activities. Mineral spirits are petroleum solvents most commonly used for paint thinning and clean-up. Mineral spirits were found in soil in the southwest portion of the Site. The maximum concentration was 18,000 ppm. This is above the residential cleanup goal of 400 ppm.

Benzene: The benzene is believed to be connected with the presence of mineral spirits. Benzene is a liquid hydrocarbon obtained from crude petroleum. Benzene was detected in soil in the southwestern portion of the Site. Benzene was detected in soil at levels up to 1.5 ppm. This is above the residential cleanup goal of 0.18 ppm.

Polycyclic Aromatic Hydrocarbons (PAHs): Benzo(a)pyrene is part of a group of chemicals called PAHs. Benzo(a) pyrene was detected at levels up to 1.8 ppm under the former storage area. This is above the residential cleanup goal of 0.062 ppm.

Polychlorinated Biphenyls (PCBs): PCBs are commercially produced organic chemicals used since the 1940s for industrial purposes. PCBs were detected in soil that has collected above the pavement in the southern portion of the Site at levels up to 2.4 ppm. This is above the residential cleanup goal of 0.220 ppm.

Groundwater Investigation Findings
In California, the Regional Water Quality Control Board (Water Board) establishes cleanup goals for protection of the State's water resources.

Mineral Spirits: Mineral spirits were found in the groundwater in the southwest corner of the Site at levels up to 810 parts per billion (ppb). This is above the Water Board's screening level of 100 parts per billion (ppb) for this chemical in groundwater.

Benzene: Benzene was detected in groundwater at up to 100 ppb in the southwest corner of the site. This is above the Water Board's screening level of 1 ppb for this chemical in groundwater.

Soil Gas Investigation Findings
Soil gas is the air found in the spaces between soil particles. Volatile organic compounds, such as benzene, spilled on the ground surface can move into the subsurface and collect in the soil gas.

Benzene was detected in the soil gas. Chemical levels in soil gas are determined by measuring the amount of the chemical in a cubic meter of air. Benzene was detected in the soil gas at levels up to 170,000 micrograms per cubic meter of air. This is above the residential cleanup goal of 36.2 micrograms per cubic meter of air.

DTSC Cleanup Proposal

***Soil*:** The Cleanup Plan identified seven areas containing soil with mineral spirits, PAHs, PCBs, benzene and/or lead above residential cleanup goals for soil. It proposes to remove the soil and dispose of it at an appropriate offsite disposal facility to achieve unrestricted residential use standards. The soil removal is projected to range from one to ten feet below the ground surface. Soil samples will be collected following the soil removal activities to verify that the cleanup goals have been achieved.

If all of the contamination above the groundwater table cannot be safely removed, DTSC will require paving over the area to prevent exposure to the remaining contamination. A deed restriction will be placed on the property preventing residential use of the Site. An Operation and Maintenance Agreement will also ensure that appropriate precautions are taken for future inspections of the Site.

***Groundwater*:** Groundwater will be treated using oxygen-releasing compounds (ORC) to enhance the natural breakdown of the residual levels of mineral spirits and benzene. The groundwater will then be monitored to verify that the mineral spirits and benzene levels are stable or decreasing.

***Soil Gas*:** Benzene has been detected in soil gas samples above acceptable residential levels. The proposed soil removal activities should significantly reduce the level of benzene in soil gas. Soil gas monitoring will be conducted following soil excavation to verify that benzene levels are below the residential cleanup goal.

CLRRA Cleanup Process

The California Land Reuse and Revitalization Act of 2004 (CLRRA) allows eligible parties to cleanup urban properties for future sale or reuse.

Environmental samples are collected to identify the chemicals present and the extent of contamination. Then, a Cleanup Plan is proposed that complies with DTSC's requirements for remediation. The Cleanup Plan identifies the proposal to clean up the property.

Public participation includes a community survey, preparation of a community profile, and a 30-day public comment period for the Cleanup Plan. DTSC considers and responds to all comments received before making a final decision on the cleanup plan.

Response to Comments

After the close of the public comment period, DTSC will prepare a Response to Comments document. This document includes all of the comments received during the comment period for the cleanup plan. It will also provide DTSC's response to those comments. A copy of the Response to Comments document will be placed in the Information Repositories. Anyone who submits comments regarding the Cleanup Plan will receive a copy of DTSC's Response to Comments.

California Environmental Quality Act - Notice of Exemption

A Notice of Exemption (NOE) has been prepared in accordance with the California Environmental Quality Act. This document will be filed with the Governor's Office of Planning and Research, State Clearinghouse. The NOE is DTSC's finding that the proposed cleanup will not have a significant negative impact on the environment or the community.

Notice to the Hearing Impaired

TDD users can obtain information about the site by using the California State Relay Service (800) 735-2929 to reach the Public Participation Specialist. Ask them to contact Nancy Cook at (510) 540-3923 regarding the Giampolini Site in Oakland, California.

Information Repositories

The Giampolini Cleanup Plan and related documents can be reviewed at the following locations:

Oakland Library-West Oakland Branch
1801 Adeline Street
Oakland, CA
(510) 238-7352

DTSC's Berkeley Office
700 Heinz Avenue, Suite 200
Berkeley, CA
(510) 540-3800

For More Information

Please contact on of the following DTSC individuals if you have questions regarding the Giampolini Site:

For questions regarding the Cleanup Plan or the Notice of Exemption, please contact:

Janet Naito
DTSC Project Manager
(510) 540-3833 or
e-mail at jnaito@dtsc.ca.gov

For questions regarding the public participation process, please contact:

Nancy Cook
DTSC Public Participation Specialist
(510) 540-3923 or
e-mail at ncook@dtsc.ca.gov

For media questions, please contact:

Angela Blanchette
DTSC Public Information Officer
(510) 540-3732 or
e-mail at ablanche@dtsc.ca.gov

If you would like to learn more about DTSC, please visit our web site at www.dtsc.ca.gov.

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.